

IN THE JUSTICE OF THE PEACE COURT OF
THE STATE OF DELAWARE, IN AND FOR N.C. CASTLE COUNTY
COURT NO. 13

PLAINTIFF

Greentree Village Apartments
1000 Cedartree Lane
Claymont, De. 19703

CIVIL ACTION: JP13-9-009338

DEFENDANT

Denise Trader
814 J Peachtree Road
Claymont, De. 19703

ORDER

Plaintiff Greentree Village brings suit against Defendant seeking unpaid rent and gas charges totaling \$2,209.28 plus court costs and possession of the rental unit known as 814 J Peachtree Road in Claymont, Delaware. Defendant disputes the amount demanded. She contends payments were made that were not credited to her account.


After review of the testimony and evidence presented by both parties including account ledgers and receipts, the Court finds that all payments made by the tenant have been accounted for by the landlord. Therefore, judgment is entered in favor of the Plaintiff and against Defendant Denise Trader for the amount of \$2,209.08 which represents rent and gas charges through August 7, 2009, plus possession and court costs.

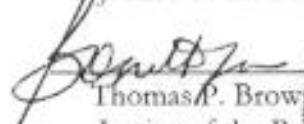
However, the three-judge panel believes the default arose from a good faith dispute due to confusion regarding the application of payments. In accordance with 25 Del. C. §5716, if the Defendant pays all monies due through

August 31, 2009 totaling \$2,563.28 plus \$41.50 court costs within 10 days from the date of this judgment or no later than August 21, 2009, possession will remain with the tenant. However, if all monies due are not paid by the date ordered, possession will revert to the landlord without further court hearing. Should the latter occur and the tenant is evicted, the judgment amount will be amended based on the date the landlord takes possession.

IT IS SO ORDERED this 11th day of August, 2009.


Bonita N. Lee
Justice of the Peace


Vernon Taylor
Justice of the Peace


Thomas P. Brown
Justice of the Peace

